



Thursday, July 28, 2016

Board Room – 2nd Floor

The Public Portion Of The Meeting Will Begin At 3:00 p.m.

ROLL CALL

Commissioner Cluver, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, 2nd Vice-President Story, 1st Vice President Butner and President Colbruno.

1. CLOSED SESSION (1:00 p.m.)

Closed Session discussions and materials may not be disclosed to a person not entitled to receive it, unless the Board authorizes disclosure of that confidential information.

- 1.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION** (Initiation of Litigation Pursuant to Paragraph (4) of Subdivision (d) of California Government Code Section 54956.9): **Number of Matter: 1**

File ID: [242-16]

- 1.2 THREAT TO PUBLIC SERVICES OR FACILITIES** - (Pursuant to California Government Code Section 54957).

Consultation With: Aviation Security Manager

File ID: [243-16]

- 1.3 CONFERENCE WITH LABOR NEGOTIATOR** - (Pursuant to California Government Code Section 54956.8)

Unpresented Employee: Unit H & Unit M

File ID: [244-16]

1.4 CONFERENCE WITH REAL PROPERTY NEGOTIATOR - (Pursuant to California Government Code Section 54956.8)

Property: Berths 20-24 (Port of Oakland)

Negotiating Parties: Gulftainer USA, LLC; Anglo Ports Pty Ltd.; and Port of Oakland

Agency Negotiator: John Driscoll, Director of Maritime

Under Negotiation: Price and Terms of Payments; Various Others

Property: Berths 25-26 (Port of Oakland)

Negotiating Parties: TraPac, LLC and Port of Oakland

Agency Negotiator: John Driscoll, Director of Maritime

Under Negotiation: Price and Terms of Payment

Property: Maritime Street, Oakland (former Oakland Army Base)

Negotiating Parties: Union Pacific Railroad, City of Oakland and Port of Oakland

Agency Negotiator: John Driscoll, Director of Maritime

Under Negotiation: Negotiations on Terms of Rail Facility Development, Operations and Access

Property: Maritime Street, Oakland (Approx. 19 acres, former Oakland Army Base)

Negotiating Parties: CenterPoint Properties, and Port of Oakland

Agency Negotiator: John Driscoll, Director of Maritime

Under Negotiation: Price and Terms of Lease and Development

File ID: [245-16]

OPEN SESSION/ROLL CALL

Commissioner Cluver, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, 2nd Vice-President Story, 1st Vice President Butner and President Colbruno.

CLOSED SESSION REPORT

The Port Attorney or Board Secretary will report on any final actions taken in Closed Session.

2. CONSENT ITEMS

Action by the Board under "Consent Items" means that all matters listed below have been summarized and will be adopted by one motion and appropriate vote. Consent Items may be removed for further discussion by the Board at the request of any member of the Board.

- 2.1 Resolution:** Approval to Extend the Term of the Existing Fourth Supplemental Agreement from July 20, 2016 to December 31, 2017 with Nordhav Inc., dba BASELINE Environmental Consulting, to Support Hazardous Materials Clean-up at the former Oakland Army Base and Vicinity with No Increase in Maximum Compensation **(Engineering)**

File ID: [\[212-16\]](#)

Attachments: [Agenda Report](#)
[Map](#)

- 2.2 Ordinance:** Adoption of an Ordinance Authorizing Execution of Amendment No. 1 to Space/Use Permit with MAG US Lounge Management LLC to Add Storage and Support Space and to Modify the Latest Opening Date to January 1, 2017. **(Aviation)**

File ID: [\[224-16\]](#)

Attachments: [Agenda Report](#)

- 2.3 Ordinance 4283,** 2nd Reading Of An Ordinance Authorizing And Approving Amendment Of Lease And Access Agreement With The City Of Oakland On The Former Oakland Army Base.

File ID: [\[236-16\]](#)

Attachments: [Ordinance 4283](#)

- 2.4 Ordinance 4284,** 2nd Reading Of An Ordinance Approving And Authorizing The Executive Director To Execute A Purchase And Sale Agreement With The City Of Oakland For Parcel 15a At The Former Oakland Army Base.

File ID: [\[237-16\]](#)

Attachments: [Ordinance 4284](#)

- 2.5 Ordinance 4285,** 2nd Reading Of An Ordinance Approving Amendment No. 1 To License And Concession Agreement With City Of Oakland To Utilize Hangar Space By Oakland Police Department - Aerial Support Unit At Oakland International Airport.

File ID: [\[238-16\]](#)

Attachments: [Ordinance 4285](#)

- 2.6 Ordinance 4286,** 2nd Reading Of An Ordinance Approving Amendment No. 3 To Space/Use Permit - Public Pay Telephone Concession With Jaroth Inc. Dba Pacific Telemanagement Services.

File ID: [\[239-16\]](#)

Attachments: [Ordinance 4286](#)

- 2.7 Ordinance 4287**, 2nd Reading Of An Ordinance Approving Space/Use Permits With New Zoom, Inc. Dba Zoomsystems And Souvenear, LLC Dba Souvenear To Operate A Non-Exclusive Automated Specialty Retail Concession At Oakland International Airport And Approving A Space/Use Permit With MSH Radcliffe Inc. For Concession Services.

File ID: [\[240-16\]](#)

Attachments: [Ordinance 4287](#)

- 2.8 Ordinance 4288**, 2nd Reading Of An Ordinance Amending Ordinance No. 4079 To Modify Definitions, Clarify Specific Terms And Decrease Off-Airport Rental Car Company Customer Facility Charge.

File ID: [\[241-16\]](#)

Attachments: [Ordinance 4288](#)

- 2.9 Report:** Appointments, Separations and Leaves of Absence for FY 2015-16, 4th Quarter (April 1, 2016 - June 30, 2016). **(Finance & Admin)**

File ID: [\[633-15\]](#)

Attachments: [Report](#)

3. MAJOR PROJECTS

This segment of the meeting is reserved for action and discussions regarding the status of Major Projects and issues of special importance.

4. BUDGET & FINANCE

This segment of the meeting is reserved for action or discussion regarding the status of Budget and Finance issues.

- 4.1 Report:** Unaudited Financials for 11 months ended May 31, 2016. **(Finance & Admin)**

File ID: [\[632-15\]](#)

Attachments: [Report](#)

5. STRATEGY & POLICY

This segment of the meeting is reserved for action or discussion on Strategy and Policy Issues.

- 5.1 Report:** Overview from the Executive Director on the Status of Strategic Planning Process **(Executive Office)**

File ID: [\[234-16\]](#)

Attachments: [Report](#)

6. REMAINING ACTION ITEMS

Remaining Action Items are items not previously addressed in this Agenda that may require staff presentation and/or discussion and information prior to action by the Board.

- 6.1 Resolution:** Authorization to Enter into a New Professional Services Agreement with InterVISTAS Consulting LLC, to Support Air Service Development from Oakland International Airport to North America, Europe, Mexico, Central and South America. **(Aviation)**
- File ID:** [\[207-16\]](#)
- Attachments:** [Agenda Report](#)
- 6.2 Resolution:** Budget Authorization to Proceed with Planning and Design for Certain Capital Improvements at the Rental Car Center at Oakland International Airport **(Aviation)**
- File ID:** [\[213-16\]](#)
- Attachments:** [Agenda Report](#)
- 6.3 Resolution:** Authorization to Approve Project Budget in the Amount of \$883,000, to Authorize the Director of Engineering to Approve Project Plans and Specifications, and Authorization for the Executive Director to Execute a Construction Contract in an Amount Not to Exceed \$471,000 for an Airport Restroom Reconstruction Project. **(Aviation)**
- File ID:** [\[217-16\]](#)
- Attachments:** [Agenda Report](#)
- 6.4 Resolution:** Capital Budget Authorization, Approval to Accept Federal Grant Funding and Related Approvals to Enter into a Contract for Design Services for the Runway 12-30 Rehabilitation Project, South Field, OAK with Kimley-Horn and Associates for a maximum contract amount not to exceed \$5,100,000. **(Aviation)**
- File ID:** [\[222-16\]](#)
- Attachments:** [Agenda Report](#)
- 6.5 Resolution:** Authorization for Executive Director to Execute a Supplemental Agreement with the Alameda County Sheriff's Office (ACSO) to (1) Increase Maximum Compensation for FYs 2013-2017 and (2) Extend the Term for Two Additional Years and Increase Corresponding Maximum Compensation (FY 2018 and FY 2019). **(Aviation)**
- File ID:** [\[223-16\]](#)
- Attachments:** [Agenda Report](#)
- 6.6 Ordinance:** Approval of *Amendment No. 3 to Space/Use Permit for Specialty Retail/Wine Bar Concession* with Taste Inc. dba Vino Volo to Incorporate Space E-4 and to Extend the Term of the Agreement through May 31, 2021 at Oakland International Airport **(Aviation)**
- File ID:** [\[226-16\]](#)
- Attachments:** [Agenda Report](#)

- 6.7 Resolution:** Authorization for Executive Director to Execute a Reimbursement Services Agreement, Memorandum of Understanding and Related Authorizing Documents with the United States Custom and Border Protection Agency and Authorize Use of the Services for up to Five Years and up to \$6,500,000 of Operating Expense and Authorize the Executive Director to enter into Reimbursable Agreements with each of the Port's Marine Terminal Operators for Costs of the Program in the Maritime Area. **(Aviation and Maritime)**

File ID: [\[235-16\]](#)

Attachments: [Agenda Report](#)

7. UPDATES/ANNOUNCEMENTS

The President, Members of the Board and the Executive Director will report on noteworthy events occurring since the last Board Meeting.

8. SCHEDULING

This segment of the meeting is reserved for scheduling items for future Agendas and/or scheduling Special Meetings

OPEN FORUM

The Board will receive public comment on non-agenda items during this time. Please fill out a speaker card and present it to the Secretary of the Board.

ADJOURNMENT

The next Regular Meeting of the Board will be held on September 8, 2016.

PUBLIC PARTICIPATION

To Speak on an Agenda Item

You may speak on any item appearing on the Agenda. Please fill out a Speaker's Card and give it to the Board Secretary **before the start of the meeting** or immediately after conclusion of Closed Session. Cards received after the start of the meeting will be treated as a single request to speak in Open Forum. All speakers will be allotted a minimum of one minute.

To Receive Agendas & Related Materials

Should you have questions or concerns regarding this Agenda, or wish to review any of the Agenda Related Materials, please contact the Board Secretary, John Betterton, at: (510) 627-1696, or visit our web page at: www.portoakland.com
<<http://www.portoakland.com>>

To receive Port Agendas and Agenda Related Materials by email, please email your request to: jbetterton@portoakland.com

Disability Related Modifications

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the meeting, may submit a written request, electronic request, or telephone request [via the California Relay Service (telephone) for the hearing impaired at (800) 735-2922], to the Secretary of the Board **no later than five working days** prior to the scheduled meeting date.

John Betterton, Secretary of the Board
530 Water Street, Oakland, CA 94607
jbetterton@portoakland.com
(510) 627-1696

Language & Interpretive Services

As a grantee of federal aid grant funds from the US Department of Transportation, the Port is responsible for ensuring equal access to its programs, services, and benefits. To request bilingual interpreters or materials in alternate formats, please contact the Assistant Secretary of the Board no later than five working days prior to the scheduled meeting date.

Daria Edgerly, Assistant Secretary of the Board
530 Water Street, Oakland, CA 94607
dedgerly@portoakland.com
(510) 627-1337

Scented Products

Please refrain from wearing scented products to this meeting so attendees who experience chemical sensitivities may attend

Commissioner's Statement of Intention

We are a governing Board whose authority lies with the entirety of the Board.

We govern in accordance with our fiduciary duty to the Port of Oakland.

We conduct ourselves with clarity and transparency, grounded in the principles of integrity, trust and respect.

We reach our decisions through candid, open and deliberative debate and hold both staff and ourselves accountable for implementing them.